

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone  
Chairman

Sarah Lansdale, AICP  
Director of Planning

Date: July 3, 2013  
Time: 1:00 p.m.  
Location: Maxine S. Postal Legislative Auditorium  
Evans K. Griffing Building, Riverhead County Center  
300 Center Drive, Riverhead, New York 11901

### **Members Present (10)**

Michael Kelly – Town of Brookhaven  
John P. Whelan – Town of East Hampton  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
J. Edward Shillingburg – Town of Shelter Island  
John Finn – Town of Smithtown  
Barbara Roberts – Town of Southampton  
Thomas McAdam – Town of Southold  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Glynis Margaret Berry – At Large  
Kevin G. Gershowitz – At Large  
David Calone – At Large

### **Staff Present (6)**

Sarah Lansdale – Director of Planning  
Thomas Young – Assistant County Attorney (Counsel to the Commission)  
Andrew Freleng – Chief Planner  
Theodore Klein – Senior Planner  
John Corral – Planner  
Christine DeSalvo – Senior Clerk Typist

### **Call to Order**

- The meeting of July 3, 2013 was called to order by David Calone, Chairman, at 1:15 p.m.

### **The Pledge of Allegiance**

**Adoption of Minutes** - No minutes were considered for adoption at this meeting.

**Chairman's Report (taken out of order)** – Began by thanking and congratulating Commission member Berry for her tremendous efforts on putting together an excellent Wastewater Symposium in Riverhead last month, as well as Director Lansdale, 1<sup>st</sup> Vice Chair Esposito, and everyone else that attended and gave support making it a very successful and important event focused on protecting Suffolk drinking water; Chairman Calone then updated the Commission on the following Commission priorities for 2013:

- The Chairman stated there have been talks of starting an annual economic development conference in conjunction with the IDA and the County Executive's office that would educate leaders and stakeholders on critical aspects of public sector economic development drivers, and indicated that that Suffolk County IDA CEO Anthony Manetta is here at the meeting today to address the Commission.
- Regarding the East End Wind Code; the Town of Brookhaven did adopted a wind code, and it is expected the Towns of East Hampton and Riverhead will move towards adopting a wind code as well.
- Also the Geothermal Code is being worked on by Commissioner Whelan. The Town of Brookhaven having already adopted their own geothermal code is in the process of amending it after receiving feedback on it. The goal is to adopt the best geothermal practices that could also be a model code to the other towns throughout Suffolk County.
- The Annual Planning Federation is coming up in the Fall (October 17<sup>th</sup>) at the Brookhaven National Lab. Commission member Mike Kaufman is coordinating some of the classes and speakers that we might provide at the conference. If you have any ideas or suggestions please talk to Commissioner Kaufman.
- As mentioned last month, a consultant has been chosen to complete the County's Comprehensive Plan and Director Lansdale and the Chairman recently got together with Stephen Holley of AKRF who will update the Commission soon on where we are and what needs to be done. Hopes are that the Comp Plan can be finished by the end of January.
- The scheduled August Commission meeting in Sag Harbor will be changed to take place in September and will begin at 10:30 a.m., and the August meeting will take place in Riverhead.

**Guest Speakers (taken out of order)**

- **Anthony Manetta**, CEO of the Suffolk County Industrial Development Agency (IDA), presented the current economic development programs available in Suffolk County and addressed some of the questions and concerns of the Commission.
- **Tullio Bertoli**, Commissioner of Planning for the Town of Brookhaven, accompanied by **John Turner**, acting as a consultant to the Town of Brookhaven; presented an outline of the Carmans River Conservation and Management Plan and addressed some of the questions of the Commission.
- **David Genaway**, Commissioner of Planning for the Town of Islip, presented a general overview of how the Town of Islip is viewing the Islip Pines Mixed-Use Planned Development District proposal and addressed some of the questions of the Commission.

**Public Portion** – Over a dozen persons of public spoke to the Commission, with the majority regarding the “Islip Pines” application, and two regarding the “Carmans River Plan”. There were persons speaking both for and against each of the applications before the Commission.

**Commission recessed for approximately 3 minutes after the Public Portion.**

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

- **Islip Pines Mixed-Use Planned Development District;** referred by the Town of Islip, received on May 29, 2013 – the Commission's jurisdiction for review is that the application is the proposed adoption or amendment of a municipal zoning ordinance; and is a proposed change of zone of a parcel of land within 500' of NYS Routes 454 and 27, and within 1 mile of MacArthur Airport. The applicant proposes to an amendment to the Town Zoning Code to establish the “Islip Pines Mixed-Use Planned Development District”, including a change of zone on the subject 143 acre property to the new district and the approval of a Conceptual Site Plan for the Islip Pines development.

The staff report recommended approval subject to one (1) modification of the proposal and offered five (5) comments for the consideration and use of the Town of Islip. The Commission had a relatively lengthy discussion of the application and resolved to generally agree and approved the proposal adding a second modification and three (3) more comments.

The motion to approve the application subject to two (2) modifications and with the eight (8) comments was made by Commissioner Chartrand and seconded by Commissioner Gershowitz, vote Approved; 11 ayes, 2 nays, 0 abstentions.

- **Carmans River Conservation and Management Plan;** withdrawn by the Town of Brookhaven's Planning Commissioner, Tullio Bertoli.
- **Moratorium on Certain Construction and Use and Occupancy Applications in D-3 Business District;** referred by the Village of Patchogue, received on May 31, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The referral from the Village is for the approval of a proposed local law to enact a six month moratorium on the change of use increase in the intensity of use or an increase in occupancy in the D-3 Business District to meet the parking requirements set forth in the Village Code without the inclusion of municipal parking spaces.

The staff report recommended approval of proposed Moratorium with one (1) comment. The Commission resolved to agree and approved the proposal with one (1) comment for the use and consideration of the Village.

The motion to approve the application with the one (1) comment was made by 1<sup>st</sup> Vice Chair Esposito and seconded by Commissioner Whelan, vote Approved; 9 ayes, 3 nays, 1 abstention.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code** (Continued)

- **Local Law Providing a Temporary Moratorium on Demolition;** referred by the Village of Shoreham, received on June 17, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The referral from the Village is for the approval of a proposed local law to enact a 180 day moratorium to prohibit temporarily the processing and approval of any application for a permit to demolish an existing residential structure until the Board of Trustees can prepare and enact a local law addressing the need for preservation of structures which contribute to the special character of the Village.

The staff report recommended approval of proposed Moratorium with two (2) comments. The Commission resolved to agree and approved the proposal with two (2) comments for the use and consideration of the Village.

The motion to approve the application with the two (2) comments was made by Commissioner Kaufman and seconded by Commissioner Shillingburg, vote Approved; 8 ayes, 5 nays, 0 abstentions.

- **Extending Temporary Moratorium on Dock Approvals;** referred by the Village of North Haven, received on June 7, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The referral from the Village is for the approval of a proposed local law to extend for a period of an additional eight hundred and ten (810) days a prior local law to "prohibit temporarily the processing and approval of any application for approval of any dock or structure accessory to a dock in any waters within or bounding the Village to a distance of 1,500 feet from the shoreline.

The staff report recommended approval of the proposed Temporary Moratorium Extension with one (1) comment. The Commission resolved to agree and approved the proposal with the one (1) comment for the use and consideration of the Village.

The motion to approve the application with the one (1) comment was made by Commissioner Roberts and seconded by Commissioner Kaufman, vote Approved; 10 ayes, 3 nays, 0 abstentions.

**Discussion**

- Briefly discussed the times and locations of the next two upcoming Commission meetings; and to contact Commissioner Kaufman with any thoughts on which classes should be offered at the Planning Federation Conference in October.

**Meeting Adjourned** (5:30 p.m.)

- The motion to adjourn the meeting was made by Chairman Calone and without objection approved unanimously.